



**SAN BERNARDINO COUNTY  
REGIONAL PARKS DEPARTMENT  
CALICO GHOST TOWN REGIONAL PARK  
CALICO ATTRACTIONS  
AMENDMENT NO. 4 TO CONCESSION AND LEASE AGREEMENT**

**WHEREAS**, San Bernardino County ("COUNTY") and Close the Lid Entertainment, LLC ("CTL") entered into a Concession and Lease Agreement, Contract No. 12-256 ("Agreement"), whereby COUNTY allows CTL to use a portion ("Premises") of Calico Ghost Town Regional Park ("Park"), and;

**WHEREAS**, CTL notified the COUNTY that it was transferring the Agreement to AR Elite Ranch, Inc., and

**WHEREAS**, CTL and AR Elite Ranch, Inc. requested that the COUNTY assign the Agreement to AR Elite Ranch, Inc.

**NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

1. Concession and Lease Agreement, Contract No. 12-256, with CTL is amended to reflect the assignment of the Agreement to AR Elite Ranch, Inc. effective January 15, 2025, replacing all references to CTL with "AR Elite Ranch, Inc."
2. CHANGE that portion of Paragraph 25. NOTICES, which now reads:

TENANT'S address: Close the Lid Entertainment LLC  
PO Box 402535  
Hesperia, CA 92340

to read:

TENANT'S address: AR Elite Ranch, Inc.  
5171 Paramount Road  
Phelan, CA 92371

3. Add Section 27.CC as follows:

**27.CC. Campaign Contribution Disclosure (SB 1439)**

CONCESSIONAIRE has disclosed to the County using Attachment A - Campaign Contribution Disclosure Senate Bill 1439, whether it has made any campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, Auditor-Controller/Treasurer/Tax Collector and the District Attorney] within the earlier of: (1) the date of the submission of Contractor's proposal to the County, or (2) 12 months before the date this Contract was approved by the Board of Supervisors. CONCESSIONAIRE acknowledges that under Government Code section 84308, CONCESSIONAIRE is prohibited from making campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer for 12 months after the County's consideration of the Contract.

In the event of a proposed amendment to this Contract, the CONCESSIONAIRE will provide the County a written statement disclosing any campaign contribution(s) of more than \$250 to any member of the Board of Supervisors or other County elected officer within the preceding 12 months of the date of the proposed amendment.

Campaign contributions include those made by any agent/person/entity on behalf of the CONCESSIONAIRE or by a parent, subsidiary or otherwise related business entity of CONCESSIONAIRE.

4. AR Elite Ranch, Inc. hereby accepts and agrees to perform as a direct obligation to COUNTY, all such obligations, liabilities, duties and rights under the Agreement, including but not limited to such obligations, liabilities, duties and rights under the Agreement which arose prior to the change of ownership.

All other provisions and terms of the Agreement, Contract No. 12-256, shall remain the same.

This Amendment may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Amendment. The parties shall be entitled to sign and transmit an electronic signature of this Amendment (whether by facsimile, PDF, or other email transmission), which signature shall be binding on the party whose name is contained therein. Each party providing an electronic signature agrees to promptly execute and deliver to the other party an original signed Amendment upon request.

IN WITNESS WHEREOF, the parties hereto have caused their respective names to be subscribed by their respective proper officers hereto duly authorized.

SAN BERNARDINO COUNTY

► *Dawn M. Rowe*  
Dawn M. Rowe, Chair, Board of Supervisors

Dated: JAN 14 2025

SIGNED AND CERTIFIED THAT A COPY OF THIS DOCUMENT HAS BEEN DELIVERED TO THE CHAIRMAN OF THE BOARD

By *Lynna Monell*  
Lynna Monell  
Clerk of the Board of Supervisors  
San Bernardino County  
Deputy



AR Elite Ranch, Inc.

(Print or type name of corporation, company, contractor, etc.)

By ► *Ryan Isom*  
7E40E639E89E440  
(Authorized signature - sign in blue ink)

Name Ryan Isom  
(Print or type name of person signing contract)

Title CFO  
(Print or Type)

Dated: 12/22/2024

Address 5171 Paramount Road  
Phelan, CA 92371

Signed by:  
By *Adriana Coonce*  
7E40E639E89E440  
(Authorized signature - sign in blue ink)

Name Adriana Coonce  
(Print or type name of person signing contract)

Title CEO  
(Print or Type)

Dated: 12/22/2024

Address 5171 Paramount Road  
Phelan, CA 92371

Close the Lid Entertainment, LLC

(Print or type name of corporation, company, contractor, etc.)

By Wes Isom  
(Authorized signature - sign in blue ink)

Name Wes Isom  
(Print or type name of person signing contract)

Title Member  
(Print or Type)

Dated 12/22/2024

Address PO Box 402535  
Hesperia, CA 92340

Close the Lid Entertainment, LLC

(Print or type name of corporation, company, contractor, etc.)

By Michelle Isom  
(Authorized signature - sign in blue ink)

Name Michelle Isom  
(Print or type name of person signing contract)

Title Member  
(Print or Type)

Dated 12/22/2024

Address PO Box 402535  
Hesperia, CA 92340

**FOR COUNTY USE ONLY**

Approved as to Legal Form  
Suzanne Bryant  
Suzanne Bryant, Deputy County Counsel

Date 1/6/2025

Reviewed for Contract Compliance  
Moe Yousif  
Moe Yousif, Deputy Executive Officer

Date 1/6/2025

Reviewed/Approved by Department  
Beakta R. Davis  
Beakta R. Davis, Director, Regional Parks Department

Date 12/30/2024



## ATTACHMENT A Campaign Contribution Disclosure (SB 1439)

### **DEFINITIONS**

**Actively supporting the matter:** (a) Communicate directly with a member of the Board of Supervisors or other County elected officer [Sheriff, Assessor-Recorder-Clerk, District Attorney, Auditor-Controller/Treasurer/Tax Collector] for the purpose of influencing the decision on the matter; or (b) testifies or makes an oral statement before the County in a proceeding on the matter for the purpose of influencing the County's decision on the matter; or (c) communicates with County employees, for the purpose of influencing the County's decision on the matter; or (d) when the person/company's agent lobbies in person, testifies in person or otherwise communicates with the Board or County employees for purposes of influencing the County's decision in a matter.

**Agent:** A third-party individual or firm who, for compensation, is representing a party or a participant in the matter submitted to the Board of Supervisors. If an agent is an employee or member of a third-party law, architectural, engineering or consulting firm, or a similar entity, both the entity and the individual are considered agents.

**Otherwise related entity:** An otherwise related entity is any for-profit organization/company which does not have a parent-subsidary relationship but meets one of the following criteria:

- (1) One business entity has a controlling ownership interest in the other business entity;
- (2) there is shared management and control between the entities; or
- (3) a controlling owner (50% or greater interest as a shareholder or as a general partner) in one entity also is a controlling owner in the other entity.

For purposes of (2), "shared management and control" can be found when the same person or substantially the same persons own and manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees, or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a regular and close working relationship between the entities.

**Parent-Subsidiary Relationship:** A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

**Contractors must respond to the questions on the following page. If a question does not apply respond N/A or Not Applicable.**

1. Name of Contractor: AR Elite Ranch, Inc.
2. Is the entity listed in Question No.1 a nonprofit organization under Internal Revenue Code section 501(c)(3)?  
 Yes  If yes, skip Question Nos. 3-4 and go to Question No. 5      No
3. Name of Principal (i.e., CEO/President) of entity listed in Question No. 1, if the individual actively supports the matter and has a financial interest in the decision: Adriana Coonce
4. If the entity identified in Question No.1 is a corporation held by 35 or less shareholders, and not publicly traded ("closed corporation"), identify the major shareholder(s):  
Adriana Coonce and Ryan Isom
5. Name of any parent, subsidiary, or otherwise related entity for the entity listed in Question No. 1 (see definitions above):

Company Name	Relationship
N/A	N/A
N/A	N/A

6. Name of agent(s) of Contractor:

Company Name	Agent(s)	Date Agent Retained (if less than 12 months prior)
N/A	N/A	N/A
N/A	N/A	N/A

7. Name of Subcontractor(s) (including Principal and Agent(s)) that will be providing services/work under the awarded contract if the subcontractor (1) actively supports the matter and (2) has a financial interest in the decision and (3) will be possibly identified in the contract with the County or board governed special district.

Company Name	Subcontractor(s):	Principal and/or Agent(s):
N/A	N/A	N/A
N/A	N/A	N/A

8. Name of any known individuals/companies who are not listed in Questions 1-7, but who may (1) actively support or oppose the matter submitted to the Board and (2) have a financial interest in the outcome of the decision:

Company Name	Individual(s) Name
N/A	N/A
N/A	N/A

9. Was a campaign contribution, of more than \$250, made to any member of the San Bernardino County Board of Supervisors or other County elected officer within the prior 12 months, by any of the individuals or entities listed in Question Nos. 1-8?

No  If **no**, please skip Question No. 10.

Yes  If **yes**, please continue to complete this form.

10. Name of Board of Supervisor Member or other County elected officer: \_\_\_\_\_ N/A

Name of Contributor: \_\_\_\_\_ N/A

Date(s) of Contribution(s): \_\_\_\_\_ N/A

Amount(s): \_\_\_\_\_ N/A

Please add an additional sheet(s) to identify additional Board Members or other County elected officers to whom anyone listed made campaign contributions.

By signing the Contract, Contractor certifies that the statements made herein are true and correct. Contractor understands that the individuals and entities listed in Question Nos. 1-8 are prohibited from making campaign contributions of more than \$250 to any member of the Board of Supervisors or other County elected officer while award of this Contract is being considered and for 12 months after a final decision by the County.